

## ZONING AND BUILDING AGENDA

NOVEMBER 6, 2007

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

278215      DOCKET #8097 & #8085 - KEVIN J. BRANNICK, Owner, 7900 West 39th Street, Riverside, Illinois 60546, Application (No. SU-06-07; Z06092). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE, previously approved, in the R-5 Single Family Residence District is for the rental of an existing coach house on an existing septic system and well and a Variation V-06-82 to reduce the distance between the principal and accessory structures from 10 feet to 8 feet (exist); red. left side yard setback from 10 feet to 1.8 feet (existing detached garage); reduce right corner side yard setback from 15 feet to 11 feet (existing residence); reduce right corner yard setback from 15 feet to 4 feet (existing coach house); reduce rear yard setback from 10 feet to 2 feet (existing coach house) and existing single family residence in Section 36 of Riverside Township. The subject property consists of 0.25 of an acre, located on the northwest corner of West 39th Street and Stanley Avenue in Riverside Township, District #16. Intended use: Continued use as a one bedroom rental property as has been the case for the last 60+ years. No improvements. All prior improvements have been inspected and approved by the Cook County Department of Building Zoning.

**RECOMMEDATION: That the applicant be granted a one year extension of time.**

279583      DOCKET #8125 - MASOUD VALADAN , Applicant and AUSTIN BANK OF CHICAGO, TRUST #7494, Owner, 2231 North Mannheim Road, Melrose Park, Illinois 60164, Application (No. A-06-05; Z06122). Submitted by Law Offices of Samuel V.P. Banks, 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the C-4 General Commercial District to a C-6 Automotive Service District as amended to a SPECIAL USE UNIQUE USE in the C-4 General Commercial District in order to continue to operate an existing automobile sale business in Section 33 of Leyden Township, District #16. The subject property located at 2231 N. Mannheim Road, Docket #8125, contains 0.31 acres. It is approximately 66' wide and approximately 200' deep for approximately 13,200 square feet. The subject property is located at the Northeast corner of Mannheim Road and Palmer Avenue. Intended use: Automobile Sales. **RECOMMENDATION: That the application be granted with conditions.**

279584      DOCKET #8126 - MASOUD VALADAN, Applicant and AUSTIN BANK OF CHICAGO, TRUST #7494, Owner, 2231 North Mannheim, Melrose Park, Illinois 60164, Application (No. A-06-06; Z06123). Submitted by Law Offices of Samuel V.P. Banks, 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the C-4 General Commercial District to a C-6 Automotive Service District as amended to a SPECIAL USE UNIQUE USE in the C-4 General Commercial District in order to continue to operate an existing automobile sales business in Section 33 of Leyden Township, District #16. The subject property located at 2251 N. Mannheim Road, Docket #8126, contains about 0.37 acres. It is approximately 131' wide and 120' deep for approximately 15,720 square feet. The subject property is located at the southeast corner of Mannheim Road and Lyndale Avenue. **RECOMMENDATION: That the application be granted with conditions.**

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

290338      DOCKET #8342 – M. & L. DEADY, Owners, Application (No. V-07-111): Variation to reduce right side yard setback from 10 feet to 5 feet for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.32 of an acre, located south of Waters Edge Trail, approximately 204 feet east of Pheasant Trail in Orland Township, County Board District #17. **RECOMMENDATION: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

290339      DOCKET #8343 – J. BAROUTA, Owner, Application (No. V-07-112): Variation to increase the floor area ratio from .40 to .43 for a 2nd story addition; and reduce left interior side yard setback from 10 feet to 3.7 feet (existing accessory) in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Crescent Drive, approximately 75 feet north of Maynard Drive in Maine Township, County Board District #9. **RECOMMENDATION: That the application be granted.**

Conditions:    None

Objectors:     None

290340      DOCKET #8355 – R. KOZAKIEWICZ, Owner, Application (No. V-07-121): Variation to reduce left interior side yard setback from 10 feet to 4 feet for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the east side of Roberta Avenue, approximately 810 feet north of Fullerton Avenue in Leyden Township, County Board District #17. **RECOMMENDATION: That the application be granted.**

Conditions:    None

Objectors:     None

290341      DOCKET #8356 – D. VOJCAK, Owner, Application (No. V-07-122): Variation to reduce lot area from 40,000 square feet to 30,000 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and reduce left interior side yard setback from 15 feet to 11 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the east side of Linder Avenue, approximately 700 feet south of 139th Street in Bremen Township, County Board District #6. **RECOMMENDATION: That the application be granted.**

Conditions:    None

Objectors:     None

**NEW APPLICATION**

290342      4900 SOUTH MASON, LLC, 1945 Bernice Road, Lansing, Illinois 60438, Application (No. SU-07-11; Z07144). Submitted by Michael J. Laird, 6808 West Archer Avenue, Chicago, Illinois 60638. Seeking a SPECIAL USE in the I-3 Intensive Industrial District for a cartage and trucking company for trucks over one and half tons and, if granted, companion variance to reduce front yard setback from the minimum required 30 feet to 16 feet (existing), and to reduce corner side yard setback from the minimum required 30 feet to 9 feet (existing) in Section 8 of Stickney Township. Property consists of approximately 1.62 acres located on the southwest corner of West 49th Street and South Mason Avenue in Stickney Township, County Board District #11. Intended use: For a cartage and trucking company for trucks over one and half tons.

\* The next regularly scheduled meeting is presently set for Tuesday, November 20, 2007.